

**STUART
EDWARDS**



8 Hall Close

Seaton, Seaham SR7 0PG

- Prestigious Detached House
 - 6 Bedrooms
- Extensive Kitchen/Dinning Room
- Block Paved Driveway & Single Garage
- Highly Regarded Location
- Lounge & Conservatory
- Cloakroom/WC, En-Suite & Family Bathroom
- Gardens

Offers In The Region Of £395,000





Full Description

Prestigious detached house providing substantial, well planned family living accommodation.

Situated in a well regarded location within Seaton. Seaton has become an established and sought after village which lies approximately 2 miles west of Seaham.

Internally the property comprises: entrance lobby, hallway, cloakroom/WC, lounge with feature fireplace and double doors leading to a timber construction. The kitchen/dining room is modern and extensively fitted with appliances, space for a large dining table and has a feature bay window.

The stairs with under stair storage cupboard lead to a half landing with Oriel window, The first floor landing lead to a primary bedroom with en-suite bathroom, a further four bedrooms and a four piece family bathroom suite.

A conventional staircase leads to a sixth bedroom with an additional room which leads off which could be used as a dressing area or converted into en-suite facilities. Externally a block paved driveway leads to a single garage. Low maintenance garden to the front and patio garden to the rear.

A quality home sure to prove popular amongst buyers, therefore early viewings are strongly recommended to avoid disappointment.

Entrance lobby

Entrance hallway

Double radiator, coved ceiling, dado rail, double cloaks cupboard and stairs with under stair storage cupboard leading to the first floor landing.

Cloakroom/WC

Low level wc, wash hand basin, feature tiling and radiator.

Lounge

27'7 x 13'1

Double radiator, dado rail, coved ceiling, and two ceiling roses, feature fireplace with inset living flame gas fire and double French doors leading to the conservatory.

Timber Conservatory

10'10 x 11'4

Gas room heater, two wall light points and French doors leading to the garden.

Kitchen/Dining Room

23 x 14'6

Extensive range of limed oak shaker style wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated, dishwasher, automatic washing machine and electric oven with gas hob and extractor. Double radiator, gas wall heater, laminate flooring and coved ceiling. The dining area provides space for a large dining table and has a feature bay window

Stairs With Half Landing

Oriel window and radiator.

Spacious First Floor Landing

Radiator.

Primary Bedroom

11'10 x 12'4

Radiator, coved ceiling and a range of fitted wardrobes.

En-suite

White suite comprising, close coupled wc, pedestal wash hand basin, panel bath, half tiled walls, radiator and laminate flooring.

Bedroom 2

14'10 x 12'2

Radiator and coved ceiling.

Bedroom 3

14'0 x 8'6

Double radiator and coved ceiling.

Bedroom 4

10'3 x 10'9

Radiator.

Bedroom 5 / Study

12'3 x 11'10 overall size

Radiator.

Family Bathroom

Modern white four piece suite comprising: close coupled wc, vanity unit with storage and inset wash hand basin with mirror above and spot lighting. Corner bath, shower cubicle with mains fed shower, half tiled walls, laminate flooring and radiator.

Second Floor

Conventional staircase with half landing, Oriel window and radiator leading to a large 6th bedroom with a smaller room leading off an ideal dressing area space or it could be converted into en-suite facilities.

Bedroom 6

17'0 x 13'3

Radiator and access to roof void.

Additional room

10'0 x 6'7

Garage and Driveway

Block paved driveway leading to a single garage with up and over door, power and lighting.

Gardens

Low maintenance garden area to the front with walled boundaries. Whilst the rear is entirely flagged providing a patio area and it has fenced boundaries.





Freehold

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/4437-7620-8309-0176-1222>

Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

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Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: E
EPC Rating: C



Total area: approx. 207.1 sq. metres (2229.4 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.